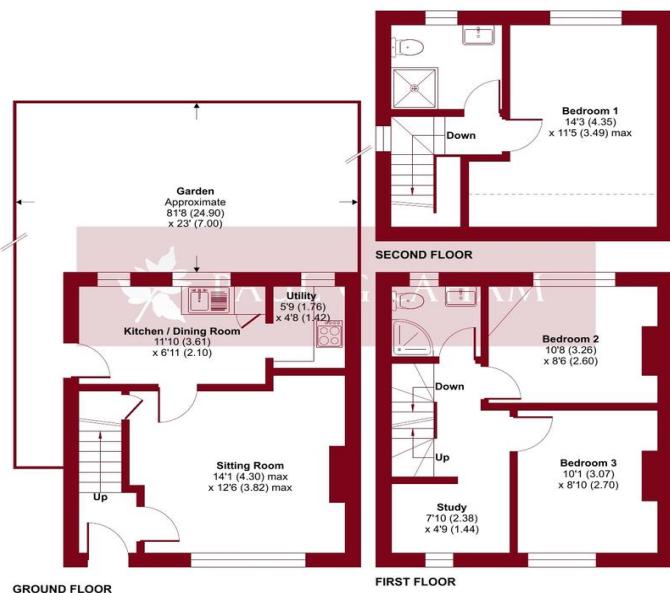




## 36 Byne Road, Carshalton, SM5 2SH | £535,000 Freehold

A charming three double bedroom semi-detached family home, presented in good condition throughout and offering spacious accommodation over three floors, including a loft extension.

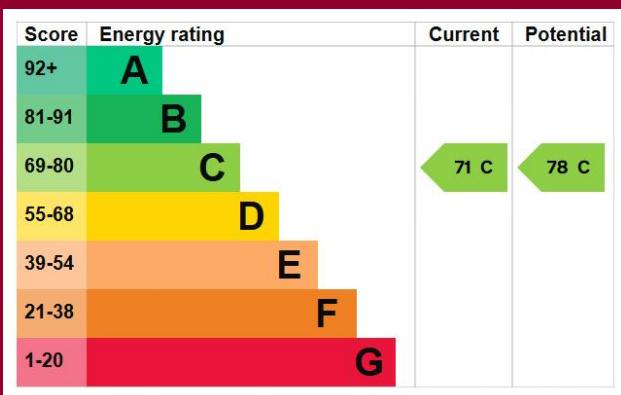
The property further benefits from off-road parking, two bathrooms, and a large rear garden with excellent potential to extend (STPP), all set within a highly sought-after central Carshalton location close to transport links, green spaces, and well-regarded schools.

**ENTRANCE HALL****SITTING ROOM** 14' 1" x 12' 6" (4.29m x 3.81m)**KITCHEN/DINER** 11' 10" x 6' 11" (3.61m x 2.11m)**UTILITY ROOM** 5' 9" x 4' 8" (1.75m x 1.42m)**GARDEN** 81' 8" x 23' 0" (24.89m x 7.01m)**BEDROOM 3** 10' 1" x 8' 10" (3.07m x 2.69m)**BEDROOM 2** 10' 8" x 8' 6" (3.25m x 2.59m)**STUDY** 7' 10" x 4' 9" (2.39m x 1.45m)**BATHROOM****BEDROOM 1** 14' 3" x 11' 5" (4.34m x 3.48m)**BATHROOM****OFF ROAD PARKING**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026.  
Produced for Paul Graham. REF: 1401620



**IMPORTANT NOTE:** Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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